

**United States Department of the Interior**  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Charles and Mary Page Residence

Other names/site number: La Pietra Condominium Unit 38

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 3049 La Pietra Circle

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this    nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property    meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide   X   local

Applicable National Register Criteria:

  X   A    B   X   C    D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

La Pietra Condominium Unit 38

Honolulu

Hawaii  
County and State

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

##### Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Domestic/Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern

Regional Hawaii

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls,  
poured concrete foundation.

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary Paragraph

The Page residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces southwest and sits above La Pietra Circle on a slightly sloping parcel with its front lawn flowing down to the street. It is the right half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly recessed from its neighboring unit. It has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation, and a single story, single car carport with a built-up, flat roof is attached to the southeast side of the house. It is accessed by a grasscrete driveway. The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

### Narrative Description

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The Page residence is located at the top of the second bend in La Pietra Circle, facing southwest, affording it a view of the entire complex as well as Diamond Head, La Pietra School for Girls, Kapiolani Park and the ocean. A set of ten long, low steps with a wrought iron handrail on its west side traverses the sloping front lawn and leads up from the street to the unit's inset entry lanai. At the top of the steps a low mock orange (*Murraya paniculata*) hedge runs to either side across the façade of the unit.

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The right bay has at the ground level a pair of sliding doors flanked by single pane fixed windows.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor has more recent slate pavers and is sheltered by a projecting second story balcony, which runs the length of the unit.

A set of historic wood double doors with recessed panels provides entry to the unit. They retain their original thumb latches and hardware. The door opens on an entry foyer with openings in either side and a rear wall with a 3' high paneled wainscot with a 6" high baseboard. The foyer has a terrazzo floor, with 44" x 44" squares, which is found throughout the first floor. At the left end of the foyer is a short front to rear hallway with a bedroom and a half bath to either side. The solid door to the completely remodeled half bath is in hallway's southeast wall, while the bedroom's two panel door is in the northwest wall.

The bedroom has a pair of single pane sliding windows in its southwest wall. A louvered door in its northeast wall opens on a closet, and a solid pocket door in the same wall opens on a bathroom with a marble floor which has been completely remodeled.

The 8' high opening on the foyer's southeast side flows into the living room. The living room has a two story high ceiling in its center and 8' high ceilings at either end. At the front, southwest side, a mezzanine with a wood railing looks down upon the living room, and at the southwest's far end a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window, open on the front yard.

The rear, northeast, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. This end of the living room features an 8' high ceiling, the result of enclosing the inset lanai by moving the living room's original rear wall out to the end of the lanai. The doors lead out to a rear wood deck. Above the opening resulting from moving the rear wall outward there are four

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original single pane fixed windows which have four sets of wood, sliding, louvered shutters regulating the light from the windows.

To the northwest of the enclosed former lanai is the dining room-kitchen space. The kitchen has been remodeled and runs along the northwest wall. The dining-kitchen area has an 8' high ceiling and in the northeast wall has a pair of 8' high single pane sliding doors flanked by single pane fixed windows. These doors open on the rear deck. Two louvered doors in the kitchen-dining area's southwest wall open on a laundry room and a closet.

The rear deck occupies most of the back yard area, and has a 44" high iron railing defining its perimeter. Areca palms and other tropical plantings provide a backdrop beyond the deck. A balcony/deck projects from and runs across the rear wall of the house. The balcony/deck provides Diamond Head views.

A wood stair to the southwest of the dining area accesses the second floor and its sitting room, two bedrooms and two baths. The modified dogleg stair is not original, but replaced a similarly configured, wood stair. The stair has wood railings with diagonal running 2" x 2" lumber forming trapezoids in lieu of a more standard balustrade between the top and bottom rails and a simple, square newel. Five steps ascend from the living room to a landing, where the stair makes a quarter turn to the left before seven steps lead up to another landing. From this landing another quarter turn to the left is made and three steps access the second floor. The stair opens on a front to rear hall, which on its northwest side overlooks the living room. The stair railing's design is continued in the hallway's railing. At either end of the hall two panel doors access the front and rear bedrooms.

The rear bedroom's northeast wall has a pair of 7' high sliding doors flanked by single pane fixed windows, which access a balcony. The balcony/deck has a wood slat floor and a 44" high metal railing, and runs the length of the rear of the unit and encompasses the roof over the enclosed ground floor former lanai.. In addition to sliding screen doors, four exterior wood louvered sliding doors can further secure the windows and doors. Along the bedroom's northwest wall a bank of four wood, louvered sliding doors conceal the closet, while a solid pocket door in the bedroom's southeast wall opens on a bathroom which has been remodeled.

The front bedroom's door opens on a foyer. A solid pocket door in its northeast wall opens on a sitting room, which occupies the mezzanine across the front of the living room. The sitting room has a pair of 7' high, single pane sliding doors flanked by single pane fixed windows in its southwest wall. These sliding doors lead out to a balcony which is similar in design to the rear balcony, and runs the length of the unit's façade. The front wall of the unit jogs out at the center of the balcony to accommodate an interior bathroom. The balcony provides views of the townhouse complex's grounds and the ocean, as well as La Pietra.

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A door in the foyer's southwest wall opens on a toilet room, which has been remodeled., while an opening without a door in the foyer's northwest wall flows into the front bedroom. This bedroom has a set of sliding doors similar to that in the sitting room. A pocket door in the northeast wall opens on a sink and walk-in shower. This space has been remodeled.

The Page residence retains its historic integrity. Alterations include the refinishing of the first floor walls, the remodeling of the kitchen and bathrooms, replacement of the stair, the addition of the mezzanine and the extending of the living room to the rear. These alterations are typical interior modifications found in a number of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original open spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

Architecture  
Community Planning and Development  
Historic Preservation



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**Period of Significance**

1967-1971

**Significant Dates**

1971

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Louis Pursel architect

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Page residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of

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construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Page residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

The deed to unit 38 of the La Pietra Townhouse development was conveyed to Denise Duncan in September 1971, immediately upon the project's completion. Six months later she sold the unit to Charles and Mary Page, who retained possession of the unit until 1986. The Pages do not appear in the Honolulu City Directories between 1970-1977, so they may have acquired this property as a second home. A google search for Charles and Mary Page did not reveal any pertinent information. Due to Covid-19, the public library is closed and a search of telephone directories could not be made.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 7801 page 459; book 8130, page 436; and book 19561, page 142

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1971-1977

Building permits associated with TMK 3-1-029:0330038

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### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
  - ☐ Other State agency
  - ☐ Federal agency
  - ☐ Local government
  - ☐ University
  - ☐ Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: BING Maps

(enter coordinates to 6 decimal places)

Latitude: 21.261965

Longitude: 157.816024

**Or**

### UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

### Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Lemon Joseph L/Joan L Trust in 2022 as described by Tax Map Key: 3-1-029:0330038

### Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

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## 11. Form Prepared By

name/title: Don Hibbard  
organization: self  
street & number: 45-287 Kokokahi Place  
city or town: Kaneohe state: Hawaii zip code: 96744  
e-mail: \_\_\_\_\_  
telephone: (808)-542-6230  
date: October 8, 2021

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## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

## Owner:

Lemon, Joseph L/Joan L Trust  
c/o Joseph and Joan Lemon  
3049 La Pietra Circle  
Honolulu, Hawaii 96815

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

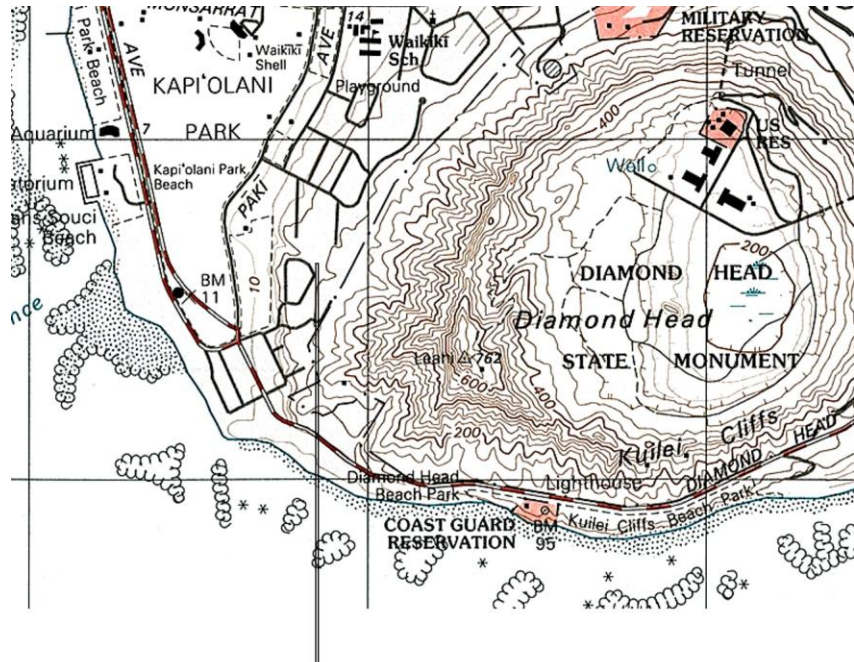
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## USGS Map



Page Residence  
3049 La Pietra Circle

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Honolulu

Hawaii  
County and State

## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the duplex with unit 38 in the rear from the southwest

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the front of unit 38 from the southwest

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the front entry from the southwest

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View from the foyer of the living room from the west

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the living room from the west

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Honolulu

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the living room with stair and mezzanine from the east

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the enclosed lanai from the west

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the mezzanine sitting room from the second floor hall from the north

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Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the mezzanine sitting room and second floor hall from the northwest

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Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the mezzanine sitting room from the south

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Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View from the front balcony from the north

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Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the rear bedroom room from the south

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**Photo Log**

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the rear of unit 38 from the northeast

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**Photo Log**



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Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the rear deck from the west

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## Photo Log

Name of Property: Page Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the rear second story balcony and deck from the east

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